

STAFF REPORT

BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
DECEMBER 20, 2011

6. **Application No.:** **11310-00590**
 Location: **8303 NORTH HIGH STREET (43235)**, located on the west side of N. High St., approximately 157 ft. south of Lazelle Rd., W.
 Area Comm./Civic: Far North Columbus Communities Coalition
 Existing Zoning: LC-4, Limited Commercial District
 Request: Variance to Section:
 Z04-087 side yard setback requirements.
 To reduce the minimum side yard from 25 ft. to 10 ft.
 Proposal: To construct a new restaurant.
 Applicant(s): Butch Baur; c/o Waffle House
 5986 Financial Dr.
 Norcross, Georgia 30071
 Property Owner(s): Metropolitan 23 L.L.C.
 150 E. Broad St., Suite 800
 Columbus, Ohio 43215
 Case Planner: Dave Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov

RELEVANT DATA

- The site is developed with several commercial uses and spaces available for the same.
- The applicant proposes to split the existing parcel and create a new parcel to develop a restaurant at the far south end of the existing property. The south side of the building would have a 10 ft. wide side yard instead of a 25 ft. wide side yard, as required by the limitation text in the zoning for the property.
- A Z04-087 limitation text provision requires a minimum side yard of 25 ft. from any building to the side lot line in this zoning district while the applicant proposes a 10 ft. side yard.
- A provision of the limitation text for this zoning district allows the Board to grant the variance requested, instead of requiring a re-zoning to change the provision of the text.
- The Planning & Operations Division (Transportation) is requesting that a right-of-way dedication of 80 ft. from the center line of High St. be established, per Section 4309.17.
- A recommendation from the Far North Columbus Communities Coalition has not been received, as of this report.

CITY DEPARTMENTS' RECOMMENDATION: APPROVAL

SUMMARY OF POSITION AND OUTSTANDING ISSUES, IF ANY:

The applicant is proposing a new restaurant for the south end of the existing property and is requesting a lot split. The zoning district for the property requires a minimum 25 ft. side yard, while the applicant is proposing a 10 ft. side yard from the new restaurant to the south property line. To accommodate parking and aisle width requirements, this is necessary.

Staff foresees no immediate adverse effect of the action proposed for this site.

CONDITION(S) RECOMMENDED:

1. A dedication of 80 ft. of right-of-way from the center line of N. High St. shall be established, per Section 4309.17.

THE DEVELOPMENT PROPOSED IN THIS APPLICATION IS SUBJECT TO COMPLIANCE WITH ALL OTHER CITY CODES.

PROPOSED HEARING TIME: 6:00 p.m. agenda

STAFF REPRESENTATIVE: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov